

IOWA LAND SALES & FARM MANAGEMENT

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WAYNE COUNTY Land For Sale

DETAILS

Parcel 1- 137 acres m/l

Parcel 2- 153.5 acres m/l

Parcel 3- 77 acres m/l

367.5
acres m/l

3 PARCELS



Matt Mann
641-990-4016

Matt@IowaLandSales.com



Vince Johnson
641-891-5326

Vince@IowaLandSales.com



Tessa Geiger
641-295-6027

Tessa@IowaLandSales.com



Offered for sale in 3 parcels

Parcel 1 – 137 acres m/l, Section 23, Clay Township

Parcel 2 – 153.5 acres m/l, Section 26, Clay Township

Parcel 3 – 77 acres m/l, Section 26, Clay Township

Description

367.5 total acres m/l of quality Wayne County farmland being offered for sale as 3 separate parcels. Each parcel has been well maintained and offers a high percentage of tillable cropland. The cropland is leased for a 3-year period through the 2025 crop year at a competitive rental rate, offering an excellent ROI. This sale offers a unique opportunity to purchase several farms close together with these features in this area of Wayne County.



Property Information | 137 acres m/l

Legal Description

Wayne County- 137 acres m/l located in the SE ¼, except commencing at the SE corner thence W 675.95', thence N 513.83', thence E 675.95', thence S to point of beginning, in Section 23, Township 69 North, Range 23 West of the 5th P.M., Wayne County, Iowa (Exact Legal Description will be determined from the Abstract).

Price & Terms

\$965,850 total or \$7,050 per acre on 137 acres. 10% down upon acceptance of offer, balance due at closing.

Possession

Possession of the farm will be given at closing subject to the tenant's rights under the 2023 farm lease. The farm is leased for \$275 per acre under a 3 year farm lease through the 2025 crop year.



FSA Data

Farm Number: 5221
Tract Number: 4372
Cropland Acres: 134.36
Corn Base Acres: 66.20
Corn PLC Yield: 123 bu./acre
Soybean Base Acres: 65.60
Soybean PLC Yield: 41 bu./acre
2023 Farm Program Election: Corn & Soybeans enrolled under ARC-County Program.

Corn Suitability Rating

CSR2: 43.8 per AgriData on Entire Farm
CSR2: 43.4 per AgriData on Cropland

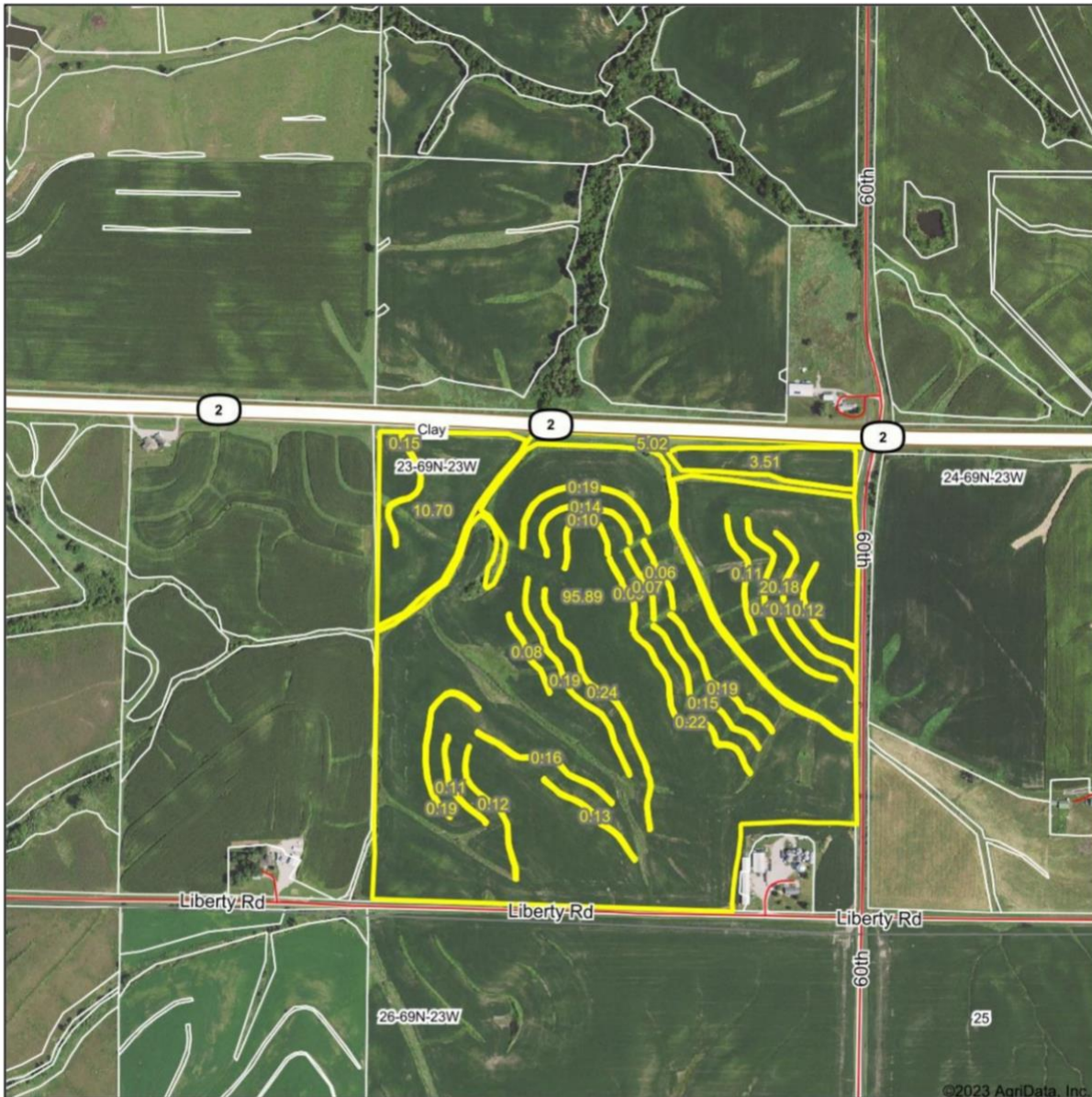
Estimated Net Taxes

Taxes Payable 2023-2024: \$2,184
Net Taxable Acres: 137
Taxes per Net Acre: \$15.94

**Information is estimated pending a reconstitution of farm by Wayne County FSA Office.*



Aerial



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Map Center: 40° 45' 31.17, -93° 28' 1.48

0ft 826ft 1653ft

23-69N-23W
 Wayne County
 Iowa



5/22/2023

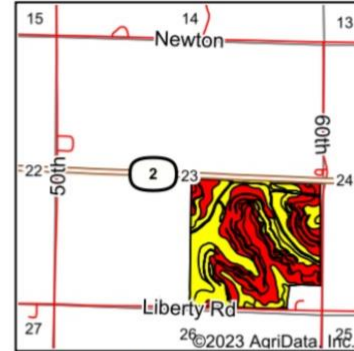
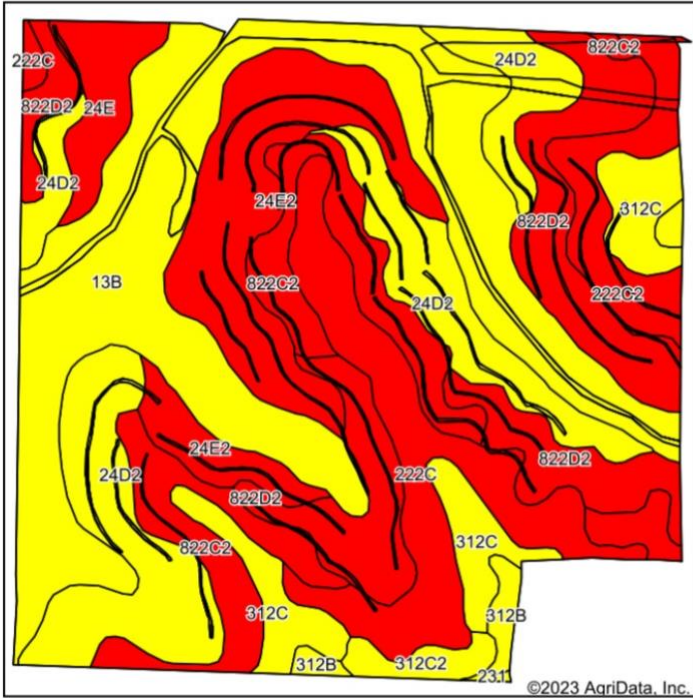


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Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map



State: **Iowa**
 County: **Wayne**
 Location: **23-69N-23W**
 Township: **Clay**
 Acres: **138.47**
 Date: **5/22/2023**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA185, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans	
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	35.14	25.4%	Yellow	IIw	68	74	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	21.78	15.7%	Yellow	IIIe	51	52	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	19.00	13.7%	Red	IVe	10	49	
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	15.72	11.4%	Red	IVe	40	48	
222C	Clarinda silty clay loam, 5 to 9 percent slopes	12.78	9.2%	Red	IVw	31	45	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	12.57	9.1%	Red	IIIe	31	49	
312C	Seymour silt loam, 5 to 9 percent slopes	7.98	5.8%	Yellow	IIIe	58	62	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.53	4.7%	Red	IVw	28	42	
24E	Shelby loam, 14 to 18 percent slopes	3.70	2.7%	Red	IVe	32	55	
312B	Seymour silt loam, 2 to 5 percent slopes	1.60	1.2%	Yellow	IIIe	64	64	
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	1.56	1.1%	Yellow	IIIe	56	57	
231	Edina silt loam, 0 to 2 percent slopes	0.11	0.1%	Yellow	IIIw	59	64	
Weighted Average						3.16	43.8	*n 56.2

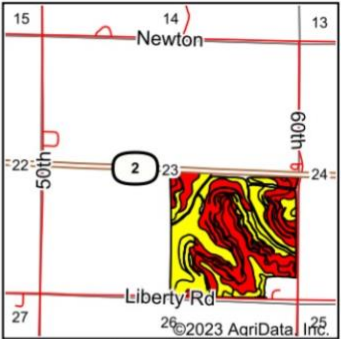
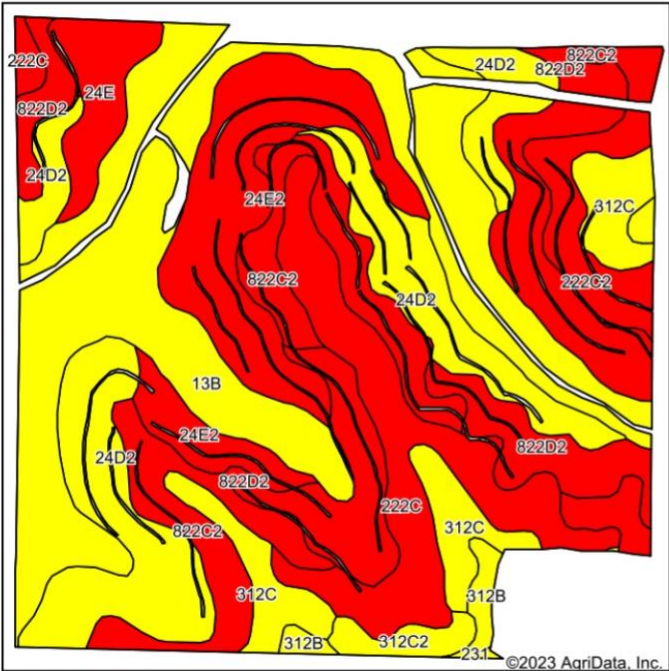
**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tillable Soils Map



State: **Iowa**
 County: **Wayne**
 Location: **23-69N-23W**
 Township: **Clay**
 Acres: **132.11**
 Date: **5/22/2023**

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Maps Provided By: **surety**
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Soils data provided by USDA and NRCS.

Area Symbol: IA185, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans	
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	31.84	24.1%		IIw	68	74	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	20.25	15.3%		IIIe	51	52	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	18.03	13.6%		IVe	10	49	
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	15.01	11.4%		IVe	40	48	
222C	Clarinda silty clay loam, 5 to 9 percent slopes	13.17	10.0%		IVw	31	45	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	12.12	9.2%		IIIe	31	49	
312C	Seymour silt loam, 5 to 9 percent slopes	8.08	6.1%		IIIe	58	62	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.36	4.8%		IVw	28	42	
24E	Shelby loam, 14 to 18 percent slopes	3.95	3.0%		IVe	32	55	
312B	Seymour silt loam, 2 to 5 percent slopes	1.62	1.2%		IIIe	64	64	
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	1.56	1.2%		IIIe	56	57	
231	Edina silt loam, 0 to 2 percent slopes	0.12	0.1%		IIIw	59	64	
Weighted Average						3.19	43.4	*n 55.9

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



Property Information | 153.5 acres m/1

Legal Description

Wayne County- 153.5 acres m/1 located in the NE ¼, except commencing in the SE corner thence W 231', N 564.3', E 231', S 564.3' to point of beginning, in Section 26, Township 69 North, Range 23 West of the 5th P.M., Wayne County, Iowa (Exact Legal Description will be determined from the Abstract).

Price & Terms

\$1,166,600 total or \$7,600 per acre on 153.5 acres. 10% down upon acceptance of offer, balance due at closing.

Possession

Possession of the farm will be given at closing subject to the tenant's rights under the 2023 farm lease. The farm is leased for \$275 per acre under a 3 year farm lease through the 2025 crop year.



FSA Data

Farm Number: 5221
Tract Number: 4372
Cropland Acres: 152.58
Corn Base Acres: 75.20
Corn PLC Yield: 123 bu./acre
Soybean Base Acres: 74.50
Soybean PLC Yield: 41 bu./acre

2023 Farm Program Election: Corn & Soybeans enrolled under ARC-County Program.

**Information is estimated pending a reconstitution of farm by Wayne County FSA Office.*

Corn Suitability Rating

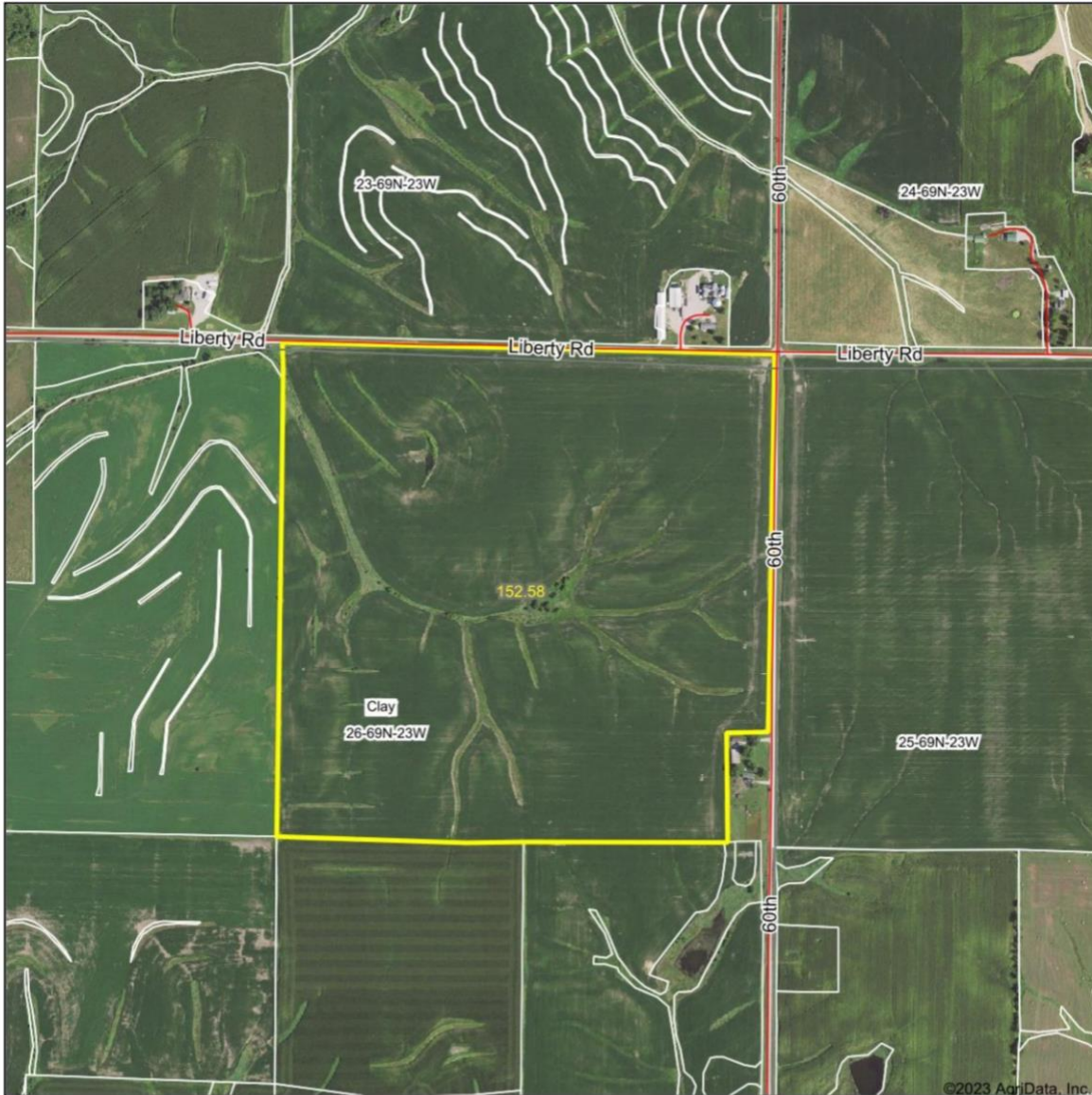
CSR2: 47.5 per AgriData on Entire Farm
CSR2: 46.7 per AgriData on Cropland

Estimated Net Taxes

Taxes Payable 2023-2024: \$2,496
Net Taxable Acres: 153.5
Taxes per Net Acre: \$16.26



Aerial



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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 45' 1.72, -93° 27' 55.42

26-69N-23W
Wayne County
Iowa

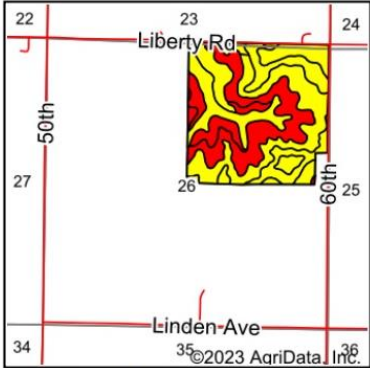
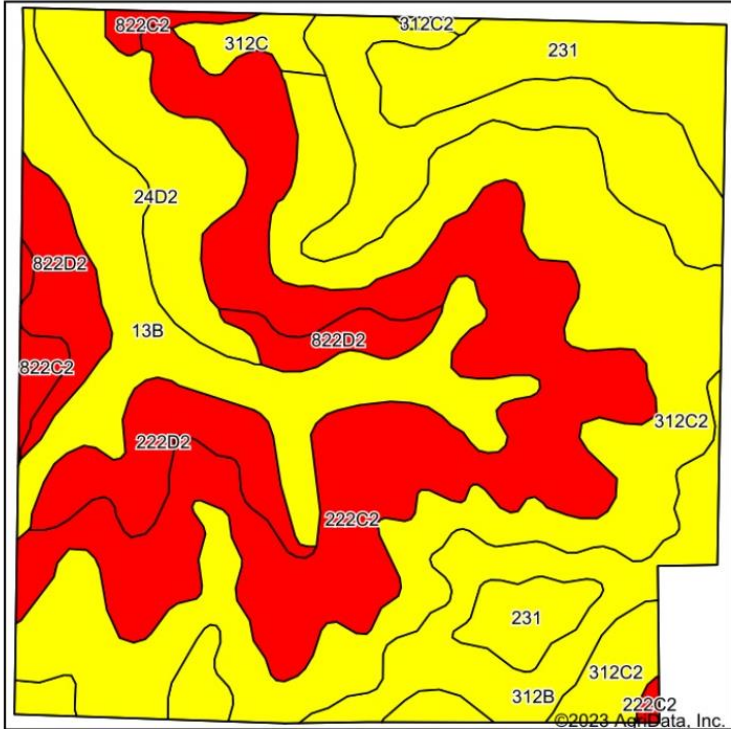
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5/22/2023



Soils Map



State: **Iowa**
 County: **Wayne**
 Location: **26-69N-23W**
 Township: **Clay**
 Acres: **152.58**
 Date: **5/22/2023**

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Soils data provided by USDA and NRCS.

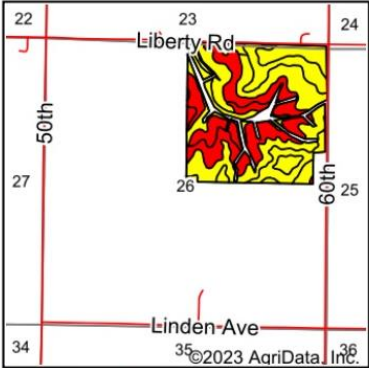
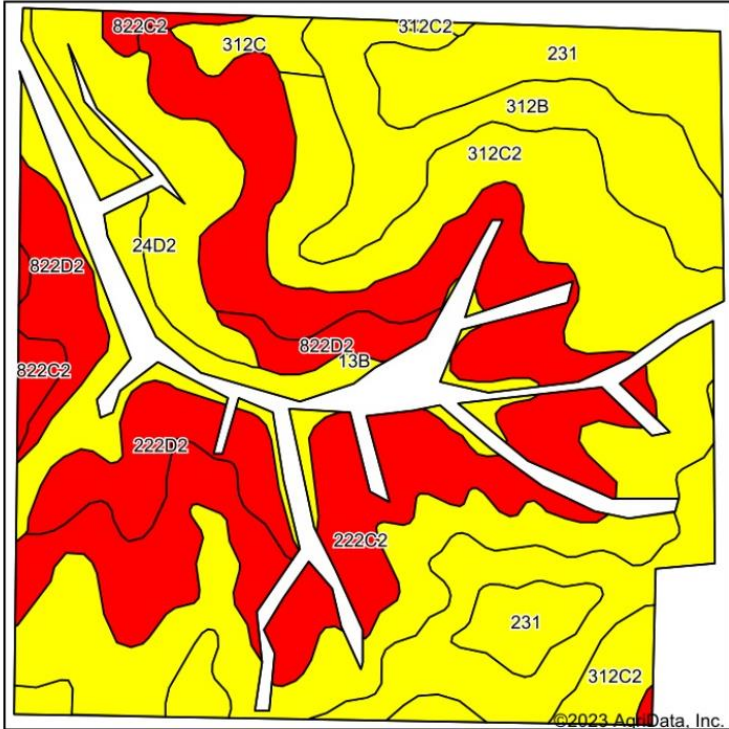
Area Symbol: IA185, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans	
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	38.16	25.0%	Yellow	IIIe	56	57	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	36.89	24.2%	Red	IVw	28	42	
312B	Seymour silt loam, 2 to 5 percent slopes	23.55	15.4%	Yellow	IIIe	64	64	
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	17.03	11.2%	Yellow	IIw	68	74	
231	Edina silt loam, 0 to 2 percent slopes	11.58	7.6%	Yellow	IIIw	59	64	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	8.80	5.8%	Yellow	IIIe	51	52	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	6.36	4.2%	Red	IVe	10	49	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	6.24	4.1%	Red	IVe	8	43	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	2.13	1.4%	Red	IIIe	31	49	
312C	Seymour silt loam, 5 to 9 percent slopes	1.84	1.2%	Yellow	IIIe	58	62	
Weighted Average						3.21	47.5	*n 55.6

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



Tillable Soils Map



State: **Iowa**
 County: **Wayne**
 Location: **26-69N-23W**
 Township: **Clay**
 Acres: **136.64**
 Date: **5/22/2023**

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Soils data provided by USDA and NRCS.

Area Symbol: IA185, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans	
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	36.03	26.4%	Yellow	IIIe	56	57	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	33.20	24.3%	Red	IVw	28	42	
312B	Seymour silt loam, 2 to 5 percent slopes	22.52	16.5%	Yellow	IIIe	64	64	
231	Edina silt loam, 0 to 2 percent slopes	11.00	8.1%	Yellow	IIIw	59	64	
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	9.45	6.9%	Yellow	IIw	68	74	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	8.37	6.1%	Yellow	IIIe	51	52	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	6.25	4.6%	Red	IVe	10	49	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	6.04	4.4%	Red	IVe	8	43	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	1.97	1.4%	Red	IIIe	31	49	
312C	Seymour silt loam, 5 to 9 percent slopes	1.81	1.3%	Yellow	IIIe	58	62	
Weighted Average						3.26	46.7	*n 54.9

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



Property Information | 77 acres m/1

Legal Description

Wayne County- 77 acres m/1 – The E 1/2 SE 1/4 of Section 26 all in Township 69 North, Range 23 West of the 5th P.M., Wayne County, Iowa (Exact Legal Description will be determined from the Abstract).

Price & Terms

\$500,500 total or \$6,500 per acre on 77 acres. 10% down upon acceptance of offer, balance due at closing.

Possession

Possession of the farm will be given at closing subject to the tenant’s rights under the 2023 farm lease. The farm is leased for \$275 per acre under a 3-year farm lease through the 2025 crop year.

FSA Data

Farm Number: 5221
Tract Number: 249
Cropland Acres: 72.11
Corn Base Acres: 62.80
Corn PLC Yield: 95 bu./acre
Soybean Base Acres: 3.00
Soybean PLC Yield: 34 bu./acre
2023 Farm Program Election: Corn & Soybeans enrolled under ARC-County Program.

**Information is estimated pending a reconstitution of farm by Wayne County FSA Office.*



Corn Suitability Rating

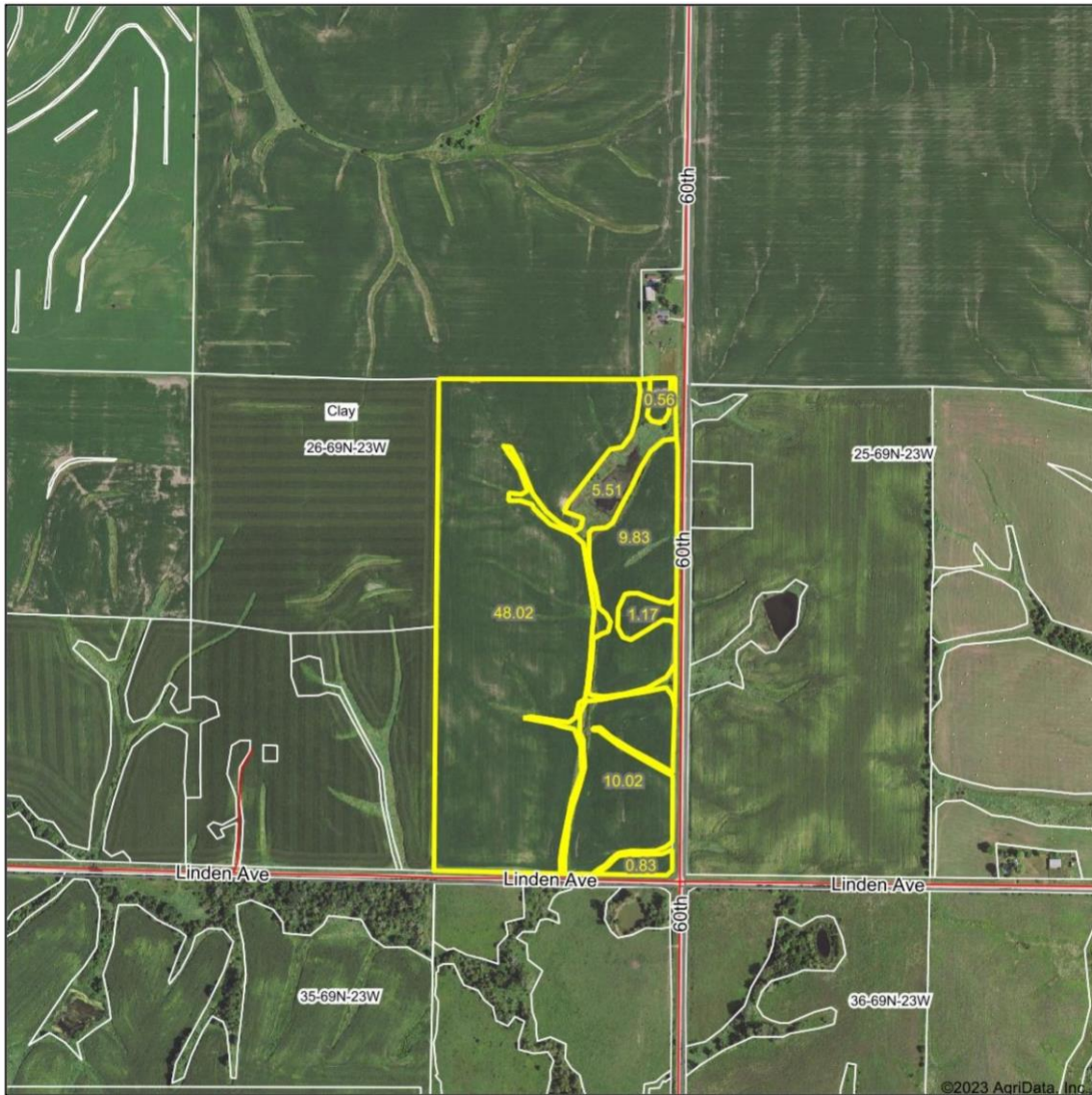
CSR2: 43.5 per AgriData on Entire Farm
CSR2: 43.6 per AgriData on Cropland

Estimated Net Taxes

Taxes Payable 2023-2024: \$1,120
Net Taxable Acres: 77
Taxes per Net Acre: \$14.54



Aerial



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Map Center: 40° 44' 37.47, -93° 27' 49.46

0ft 826ft 1653ft

26-69N-23W
 Wayne County
 Iowa

Maps Provided By:
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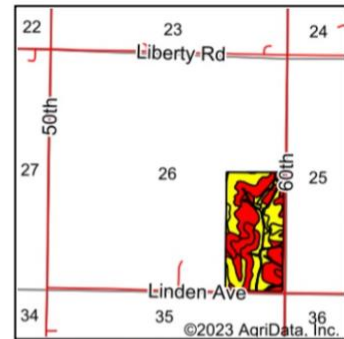
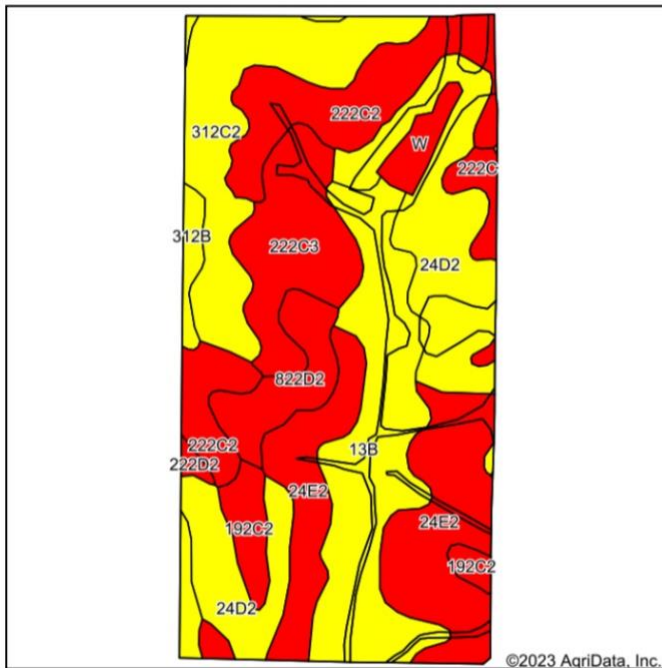
Field borders provided by Farm Service Agency as of 5/21/2008

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5/22/2023



Soils Map



State: Iowa
 County: Wayne
 Location: 26-69N-23W
 Township: Clay
 Acres: 76.35
 Date: 5/22/2023

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Soils data provided by USDA and NRCS.

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Area Symbol: IA185, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans	
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	13.69	17.9%		Ilw	68	74	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	13.51	17.7%		Ille	51	52	
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	13.48	17.7%		IVe	40	48	
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	9.65	12.6%		Ille	56	57	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.39	12.3%		IVw	28	42	
222C3	Clarinda silty clay, 5 to 9 percent slopes, severely eroded	6.81	8.9%		Vle	21	25	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.50	4.6%		IVe	10	49	
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	2.28	3.0%		Ille	29	46	
W	Water	1.32	1.7%			0		
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.28	1.7%		IVw	31	45	
312B	Seymour silt loam, 2 to 5 percent slopes	1.14	1.5%		Ille	64	64	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.30	0.4%		IVe	8	43	
Weighted Average						*-	43.5	*n 51

**IA has updated the CSR values for each county to CSR2.

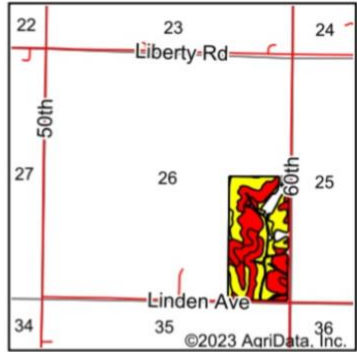
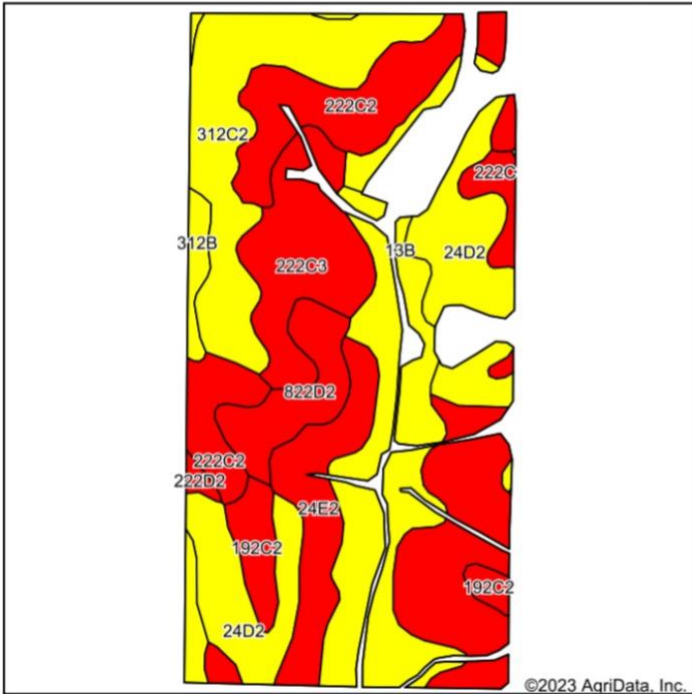
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Tillable Soils Map



State: **Iowa**
 County: **Wayne**
 Location: **26-69N-23W**
 Township: **Clay**
 Acres: **69.26**
 Date: **5/22/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA185, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	13.00	18.8%	Red	IVe	40	48
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	11.75	17.0%	Yellow	IIw	68	74
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	10.94	15.8%	Yellow	IIIe	51	52
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	9.65	13.9%	Yellow	IIIe	56	57
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.92	12.9%	Red	IVw	28	42
222C3	Clarinda silty clay, 5 to 9 percent slopes, severely eroded	6.50	9.4%	Red	VIe	21	25
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.50	5.1%	Red	IVe	10	49
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	2.28	3.3%	Red	IIIe	29	46
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.28	1.8%	Red	IVw	31	45
312B	Seymour silt loam, 2 to 5 percent slopes	1.14	1.6%	Yellow	IIIe	64	64
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.30	0.4%	Red	IVe	8	43
Weighted Average					3.50	43.6	*n 51.5

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



FSA Aerial Parcel 1 & 2





FSA Aerial Parcel 3





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Plat Map

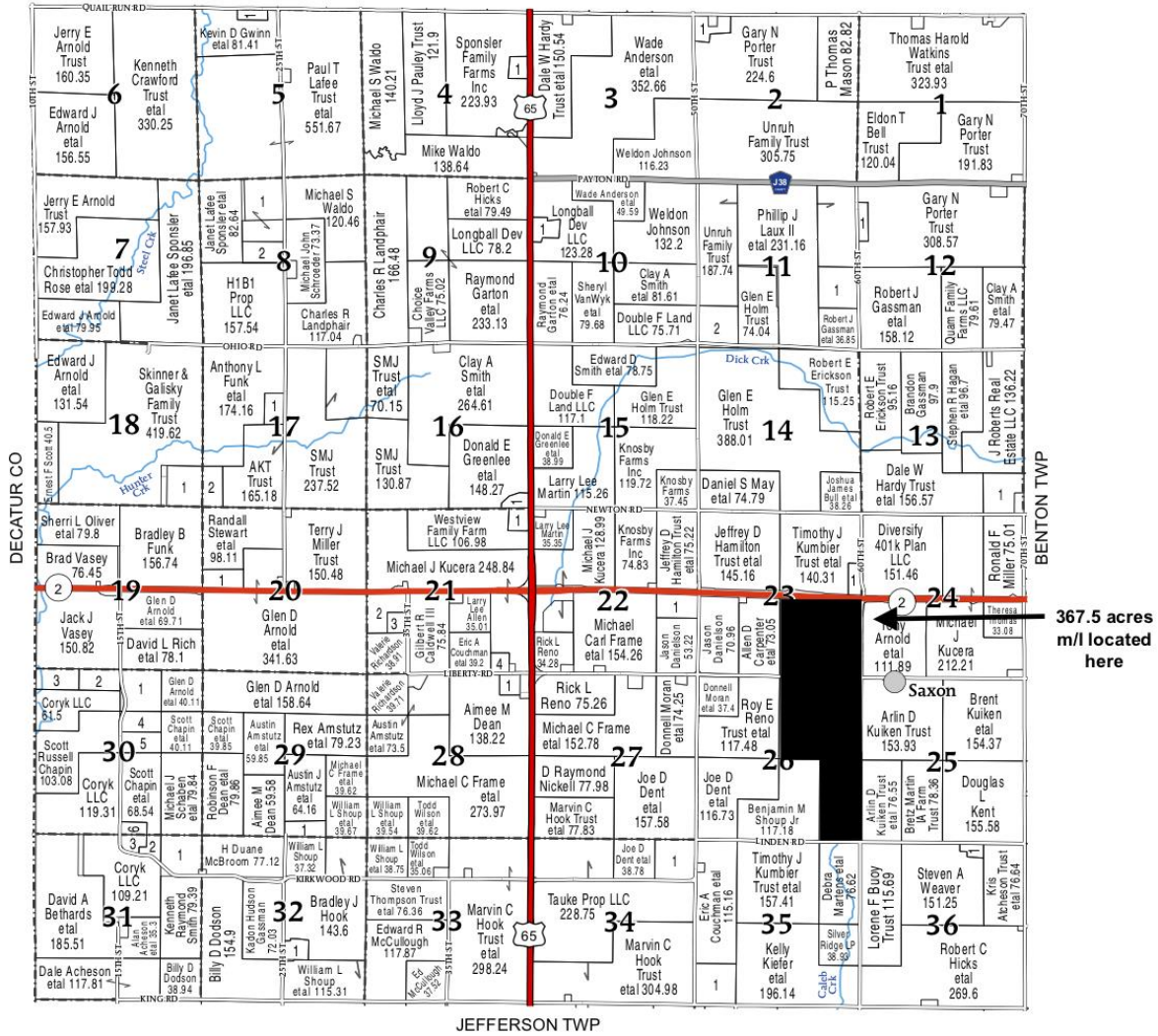
T-69-N

CLAY PLAT

R-23-W

(Landowners)

RICHMAN TWP

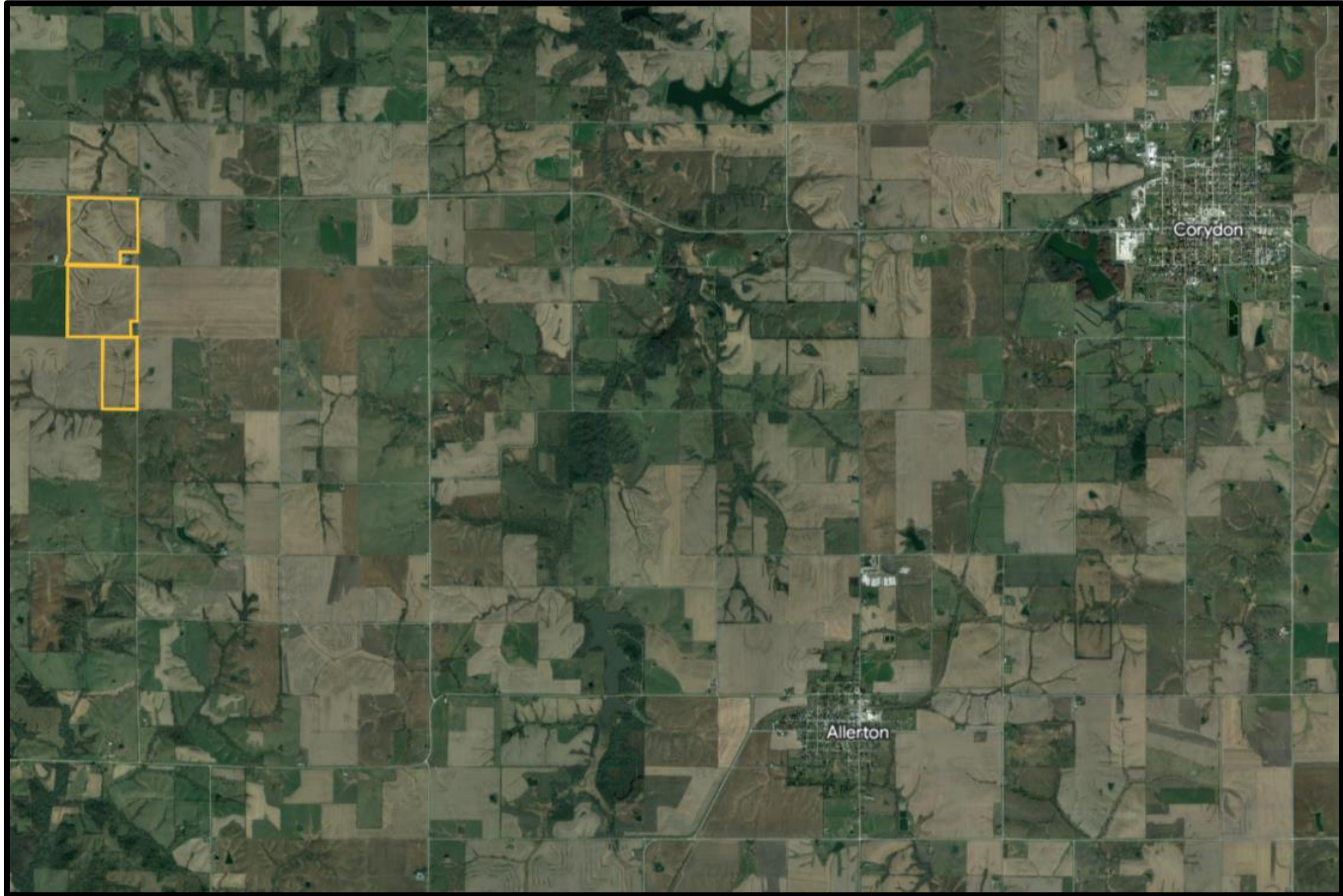


367.5 acres
m/l located
here

JEFFERSON TWP



Location Map





Terms & Announcements

Method: Each property will be offered for sale as an individual tract.

Contract & Earnest Payment: A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

Closing & Possession: Closing date will be on or about 30 days upon acceptance of offer. Possession will be granted to the buyer at closing subject to the tenant's rights under the 2023 farm lease. The farm is leased for \$275 per acre under a 3-year farm lease through the 2025 crop year.

Announcements: All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by the agent or seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk.

Disclaimer: *Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*